

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Waterloo Consortium

State: IA

PJ's Total HOME Allocation Received: \$9,488,347

PJ's Size Grouping*: C

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 6			
% of Funds Committed	92.92 %	91.99 %	3	90.66 %	71	72	
% of Funds Disbursed	79.88 %	84.61 %	6	81.06 %	33	33	
Leveraging Ratio for Rental Activities	10.61	8.67	1	4.62	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	93.90 %	1	81.27 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	85.24 %	80.48 %	3	68.23 %	73	78	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	79.14 %	90.83 %	6	79.86 %	34	34	
% of 0-30% AMI Renters to All Renters***	15.83 %	60.60 %	6	44.82 %	11	7	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	89.93 %	98.13 %	6	94.65 %	16	16	
Overall Ranking:			In State:	6 / 6	Nationally:	56 54	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$7,459	\$11,367		\$25,419	139 Units	16.80 %	
Homebuyer Unit	\$11,595	\$15,877		\$14,530	402 Units	48.60 %	
Homeowner-Rehab Unit	\$11,908	\$20,311		\$20,251	68 Units	8.20 %	
TBRA Unit	\$847	\$744		\$3,156	219 Units	26.40 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Waterloo Consortium IA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$81,484	\$69,515	\$22,570
State:*	\$84,946	\$67,706	\$42,740
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.1 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.79

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	40.0	61.3	61.8	37.4
Black/African American:	60.0	30.2	27.9	60.7
Asian:	0.0	0.3	0.0	0.5
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	1.3	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.5	1.5	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.9

ETHNICITY:

Hispanic	0.0	6.4	8.8	0.5
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HOUSEHOLD SIZE:

1 Person:	83.2	34.3	30.9	30.1
2 Persons:	12.8	22.9	20.6	20.5
3 Persons:	3.2	19.6	23.5	26.0
4 Persons:	0.0	9.8	13.2	13.2
5 Persons:	0.8	9.5	7.4	6.8
6 Persons:	0.0	2.6	1.5	3.2
7 Persons:	0.0	0.8	1.5	0.0
8 or more Persons:	0.0	0.5	1.5	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	30.4	36.3	30.9	29.2
Elderly:	60.8	2.6	1.5	4.6
Related/Single Parent:	8.8	34.0	32.4	59.8
Related/Two Parent:	0.0	21.9	22.1	2.7
Other:	0.0	5.2	13.2	3.7

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	22.4	0.0 [#]
HOME TBRA:	0.0	
Other:	2.4	
No Assistance:	75.2	

of Section 504 Compliant Units / Completed Units Since 2001 18

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Waterloo Consortium

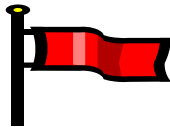
State: IA

Group Rank: 56
(Percentile)

State Rank: 6 / 6 PJs

Overall Rank: 54
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	85.24	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	79.14	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	89.93	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	3.01	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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